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JUSTIFICATION STATEMENT FOR CM/GC SELECTION

University of Utah
Warnock Engineering Building – CM/GC Selection
DFCM Project No. 01284750

The selection committee has chosen **Jacobsen Construction Company** for CM/GC services for the Warnock Engineering Building.

Jacobsen presented a very qualified team with many years of experience and many projects of very similar requirements. They had a very sound understanding of the project in whole and the difficulties with the site and the utilities. They proposed a good solution to the cost estimating challenges of the project and presented a system to help forecast future price escalations and material availabilities. The key people were available to start attending pre-construction meetings immediately with time to devote to the critical start of the project design. They had a competitive cost proposal and the services provided were in line with the needs of the project and the fee proposed.

Final Ranking

1. D
2. C
3. B
4. A
5. F
6. E

VBS Selection Scoring Matrix

University of Utah
John E. and Marva M. Warnock Engineering Building - CM/GC Selection
DFCM Project No. 01284750

22 April 2004

Selection Criteria	A					B					C				
Cost	3	4.5	3	4.5	4	3	5	4	5	4.75	4	5	3	4.7	4.25
Past Performance Rating	4	4.75	5	5	4.7	4	4.75	5	5	4.8	4.5	5	5	5	5
Strength of Team	4.5	4.8	5	4.8	4.5	4	4.9	5	5	4.5	4	4.8	5	4.7	4.75
Project Management Approach	4	4.8	5	4.9	4.5	3	4.9	5	5	4	4.5	4.9	5	4.7	4.5
Schedule	4	4.8	5	4.8	4	3	5	5	5	4.5	4	5	5	4.8	5

Selection Criteria	D					E					F				
Cost	5	5	5	4.5	5	2	4	1	4.3	4.5	2	4	5	4.5	3.75
Past Performance Rating	5	4.8	5	5	4.9	2	4.5	3	5	4.7	2	4.8	3	4.7	4.25
Strength of Team	5	5	5	4.5	5	2	4.5	3	4.4	3.75	3	4.2	3	4.5	3
Project Management Approach	5	5	5	4.6	4.75	2	4.5	3	4.5	3.5	2	4	4	4.3	4
Schedule	4.5	5	5	4.8	5	3	4.8	5	4.8	4.5	3	4.8	5	4.8	4.5

**DEPARTMENT OF ADMINISTRATIVE SERVICES
DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT**

VALUE BASED SELECTION

PROPOSALS COVERING:

DATE: April 1, 2004

WARNOCK ENGINEERING BUILDING – CM/GC
UNIVERSITY OF UTAH
SALT LAKE CITY, UTAH

DFCM Project No: 01284750
FLCC: \$19,000,000

CONTRACTOR	BID SEC	ADD REC	PRE-CONST PERIOD WORK	CONST PHASE MGMT SERVICES	INSURANCE MODIF RATES	SUPERVISION & SUPPORT TEAM / MTH	CHANGE ORDER %	SELF PERFORMED WORK %
A	BB	1	\$74,237	\$520,000	.62%	\$34,709	6%	6%
B	BB	1	89,718	494,000	.44%	24,823	5%	5%
C	BB	1	48,000	539,000	.58%	36,500	5%	6.5%
D	BB	1	62,700	460,000	.63%	35,900	5%	6.5%
E	BB	1	18,990	565,071	.45%	32,834	7%	10%
F	BB	1	69,000	561,000	**	11,900	7.4%	0%

* NOTE: Team A included a spreadsheet with a breakdown of their Pre-Construction and Construction Supervision costs.

** NOTE: Team F included the following breakdown on the Insurance Modification Rates:
Current 2004 – 1.01%; Projected 2005 - .78%; and Projected 2006 - .62%.

I hereby certify this to be a true and exact tabulation of proposals
received for the above named project on April 1, 2004 at noon.

Susan L. Smith - Contract Coordinator